

February 14, 2001

TO: Mayor and City Council

FROM: Douglas C. Mousel, Senior Planner

SUBJECT: Results of the Planning & Zoning Meeting February 13, 2001

The following item is scheduled for the February 19, 2001 City Council Meeting

Public Hearing – Replat & Site Plan: St. Charles Apartments Phase One, Block A, Lot 1

Applicant(s): (St. Charles Apartments, Block A, Lot 1R)
Conine Residential and St. Charles Ltd.

DESCRIPTION:

A 599-unit apartment complex on one lot on 26.8± acres on the north side of Town & Country Boulevard, 1,450± feet west of Legacy Drive. Zoned Planned Development-62-Multi-Family-2. Neighborhood #33.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

Staff approval of landscape plans.

Final Plat

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Relocation of retaining walls that impede the accessible path required for fire protection purposes.
3. City acceptance of two lanes of Spring Creek Parkway extending from Town & Country Boulevard to S.H. 121 to provide secondary access to this property.

DM/sg

cc: Kent Conine 972-668-6700
Warren Ladbrook
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3
Public Hearing – Replat & Site Plan: St. Charles Apartments Phase One, Block A, Lot 1
(St. Charles Apartments, Block A, Lot 1R)
Applicant(s): Conine Residential and St. Charles Ltd.

DESCRIPTION:

A 599-unit apartment complex on one lot on 26.8± acres on the north side of Town & Country Boulevard, 1,450± feet west of Legacy Drive. Zoned Planned Development-62-Multi-Family-2. Neighborhood #33.

REMARKS:

The site plan shows a mix of two- and three-story apartment buildings containing 293 units. With the addition of these units to the existing 306 units within St. Charles Apartments – Phase One, the total number of units within the complex will be 599 units. Twenty percent of the platted area of Multi-Family-2 developments must be dedicated as open space. The amount of open space provided exceeds this rate. Parking and landscaping are adequate.

The replat combines the existing St. Charles Apartments – Phase One with the proposed second phase. The replat also dedicates water, fire lane, access, street, and other easements necessary for development of the apartments.

CONCERNS:

Suspension of Multi-Family Development Applications

In December, the City Council extended an ordinance temporarily suspending the acceptance of applications for concept plans, preliminary site plans, final site plans, conveyance plats, preliminary plats, final plats and replats for properties zoned for Multi-Family development until the earlier of March 2, 2001, or the effective date of ordinances implementing the amended Multi Family development standards. The suspension does not apply to properties which have received approval of a preliminary site plan or site plan. Both Phase One and Phase Two of the St. Charles Apartments were included in the application for site plan approval submitted to the City in February 1997. Although the suspension remains in effect, the suspension does not apply to this property.

Access

Town & Country Boulevard, a four lane divided thoroughfare, currently extends west from Legacy Drive and terminates west of the St. Charles Apartments. Access to the 306 units in St. Charles Apartments Phase One is limited to a single driveway on Town & Country Boulevard and an emergency access gate through the Stonebriar Country Club. A fire lane constructed with the 293 proposed units will provide additional egress to Town & Country Boulevard. In addition to the apartments, the 302-room Westin Hotel and the 112,800 square foot five-story Comstock Tower derive access from Town & Country Boulevard. Because Town & Country Boulevard currently terminates west of the St. Charles

Apartments, the majority of traffic generated by these uses is forced to circulate through the intersection of Legacy Drive and Town & Country Boulevard. In addition to the high volume of traffic that travels through this intersection, emergency response time to the above uses would be reduced should the intersection be impeded. For these reasons, the final plat for the residential subdivision, Stonebriar Country Club Estates, located on the north side of Town & Country Boulevard west of the St. Charles Apartments, was approved by the City Council with the condition that two lanes of Spring Creek Parkway be extended from Town & Country Boulevard to S.H. 121 to provide a second point of access. With the construction of the Spring Creek Parkway and the remaining portion of Town & Country Boulevard, a minimum of two lanes will extend from Legacy Drive to S.H. 121. Staff recommends that the same condition be applied to the second phase of the St. Charles Apartments.

Fire Protection

The Fire Code requires any portion of an exterior first story wall to be within 150 feet of a fire lane or dedicated street. Access from the fire lane or dedicated street to the structure shall be a minimum ten-foot wide unobstructed level pathway. Several retaining walls shown on the site plan may impede the accessible path required for fire protection purposes. The location of retaining walls will be reviewed and modified through staff's review of the engineering plans.

RECOMMENDATION:

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